

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, September 11, 2014 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 6/12/14, 6/26/14, 7/10/14, 8/14/14, 8/28/14

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 8/25/14; Zoning Board of Appeals; Planning Commission 8/21/14; Aquifer Protection Agency 8/28/14

 - b. **Memo from K. Daniel, CDD to Zoning Commission dated 9/5/14 Re: Brookfield Housing Study**

4. **Public Hearing 7:30 p.m.**
 - a. **891, 893 Still Water Circle – Federal Road #201400705: Design Review for nine (9) new Townhomes for Newbury Village PARC Development and Natural Resources Removal Application (PH close date 10/15/14)**
 1. Response memo from Planning to Zoning dated 8/26/14 Re: 891 Federal Rd, 893 Federal Rd, Still Water Circle (Newbury Village) #201400705: Design Review for 9 additional townhouses for Newbury Village PARC Development.

 2. Response memo from WPCA received 8/25/14 Re: Design Review Application #201400705

5. **Old Business:**
 - a. **Proposed Zone Change for 19 & 23 Station Road #201400370: Request for 19 & 23 Station Road which is currently in the Town Center District to include Incentive Housing District Overlay: Perimeter sub-zone (dec date 10/17/14 – 65 ext. days remain)**

 - b. **132 Federal Road (Straightline Home Improvement) #201400642: Site Plan Modification for warehousing materials in unmarked parking area (dec date 10/17/14)**

 - c. **24 Kellogg Street #201400752: Single Family Conversion for a 768 sq. ft. apartment.**

 - d. **14, 38, 42 Candlewood Lake Rd (Candlewood Plaza) #201400755: Site Plan Modification for proposed roof drainage improvements.**

6. **New Business:**
 - a. **111 Park Ridge Rd #201300134: Request for final bond release of \$6,900.00**

 - b. **99 Federal Rd (Harbor Freight Tools) #201400813: Temporary Events**

 - c. **7 Spruce Drive #201100399: Request for final bond release of \$2,360.00**

7. **Tabled Items:**

8. **Informal Discussion:**
 - a. **Accessory Apartments:** Requested by Bob Novak of Echo Cottages
 - b. **Single Family Conversions:** Discussion of regulation wording.
9. **Comments of Commissioners:**
10. **Adjourn:**

****Next Regular Meeting Scheduled for September 25, 2014****